

For Lease
22,200 SF Unit



1700 Landmark Road

Aurora, Illinois

PROPERTY HIGHLIGHTS

- Rarely available unit in this size range
- Immediately available
- Institutionally owned and managed
- Potential for fenced/secured outdoor storage
- Zoning: Industrial
- Immediate Access to I-88 via Rt. 31 or Orchard Road
- Walking distance to an abundance of retail amenities
- Lease Rate: Subject to Proposal
- Real Estate Taxes: \$0.91 PSF (2023 Payable 2024)
- CAM: \$1.59 PSF (Includes Insurance & Mgmt)



22,200 SF
AVAILABLE UNIT



2,315 SF
UPDATED OFFICE



1 INTERIOR DOCK
WITH LEVELER



TWO - 12' x 16'
DRIVE-IN DOORS



11'6" - 15'
CEILING HEIGHT



800A, 120/240V,
3-PHASE

Contact

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One Oakbrook Terrace

Suite 400

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+1 630 932 1234

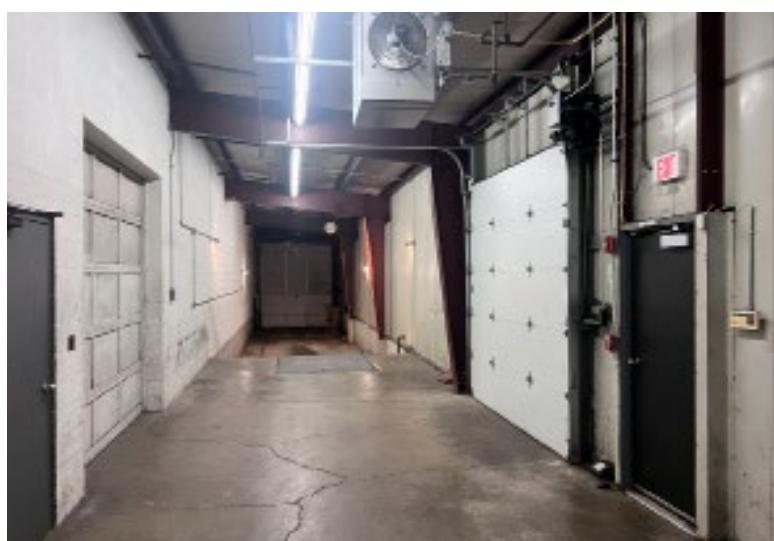
hiffman.com

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1700 LANDMARK ROAD, AURORA, IL | FOR LEASE



2023 DEMOS | 5-MILE RADIUS


188,802
TOTAL POPULATION


\$98,646
AVERAGE HOUSEHOLD INCOME


75,047
LABOR FORCE


16.0%
BACHELOR DEGREE+

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

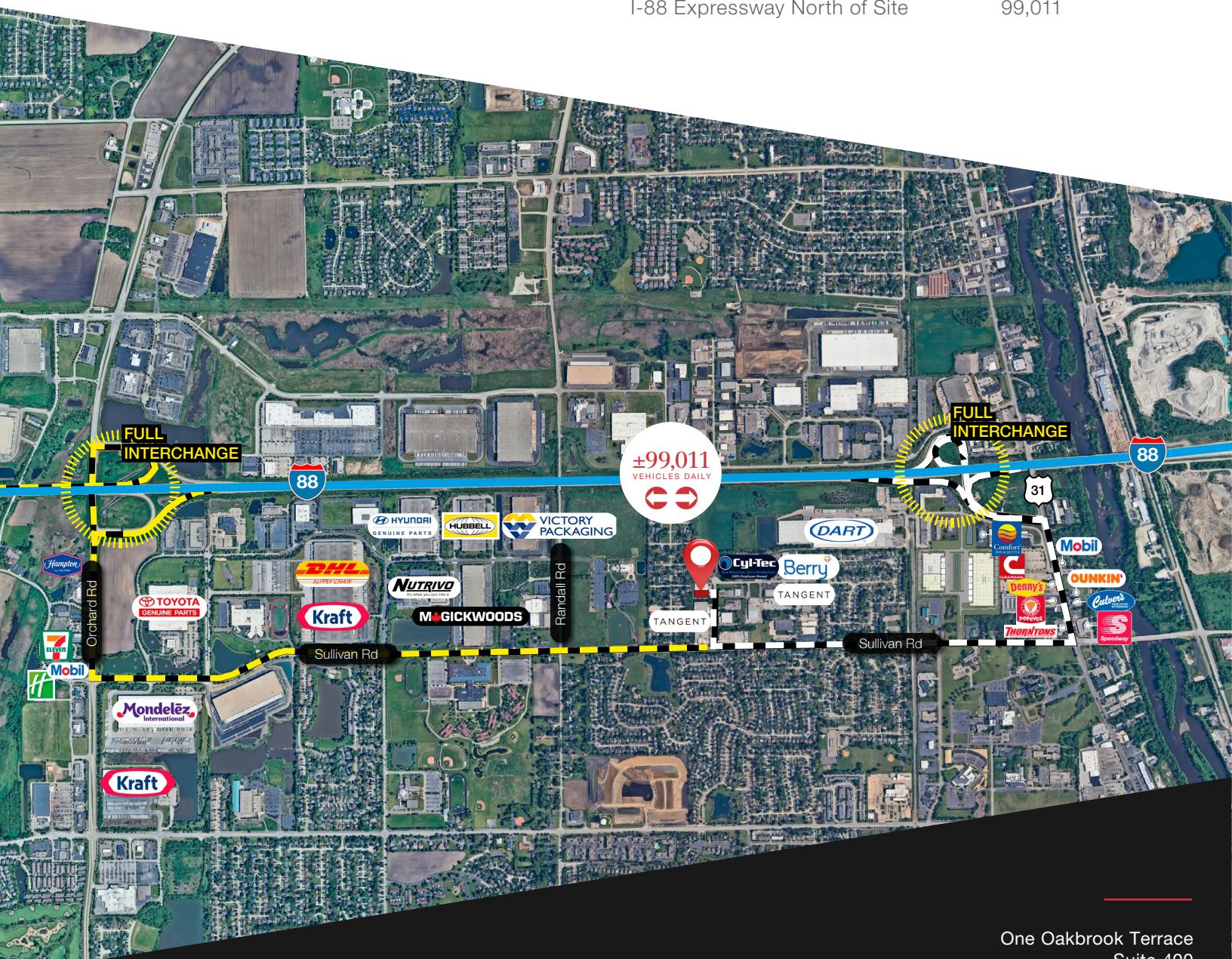
I-88 Expressway	1.5 miles, 6 minutes
I-355 Expressway	16 miles, 21 minutes
I-294 Expressway	25 miles, 30 minutes
I-90 Expressway	21 miles, 40 minutes

DESTINATIONS

O'Hare International Airport	34 miles, 40 minutes
Chicago Business District	40 miles, 52 minutes

VEHICLES PER DAY

I-88 Expressway North of Site	99,011
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